

## **HMO Management Pricing Structure**

All prices are EXCLUSIVE of VAT unless stated otherwise.

Management 12% plus VAT  Professional Valuation  Legal compliance Check  Regular email compliance updates direct to your inbox  Tenant Finding Service - Professional Photography - Online Marketing - Applicant screening - Virtual Viewings - Negotiation of favourable terms  Tenant Referencing - Affordability & Employment or Companies House Checks - Previous Landlord References - Right to Rent Checks  Collection and transfer of initial funds  Management 12% plus VAT   **Endot **  **En		- "		
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Regular email compliance updates direct to your inbox  Tenant Finding Service - Professional Photography - Online Marketing - Applicant screening - Virtual Viewings - Accompanied viewings - Negotiation of favourable terms  Tenant Referencing - Affordability & Employment or Companies House Checks - Previous Landlord References - Guarantor References - Right to Rent Checks  Collection and transfer of initial funds  Supply of legal documentation package - Assured Shorthold Tenancy - Guarantor Agreement	Professional Valuation	<b>Ø</b>		
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Tenant Finding Service - Professional Photography - Online Marketing - Applicant screening - Virtual Viewings - Negotiation of favourable terms  Tenant Referencing - Affordability & Employment or Companies House Checks - Previous Landlord References - Right to Rent Checks  Collection and transfer of initial funds  Supply of legal documentation package - Assured Shorthold Tenancy - Guarantor Agreement  Tenant Rinding Service - Solv of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Flow of first month's rent plus VAT - Minimum fee of £300 +VAT  Frent Previous CAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Month's rent plus VAT - Minimum fee of £300 +VAT  Fasoure Solve of 1st Mo	Regular email compliance updates			
- Professional Photography Online Marketing Applicant screening Virtual Viewings Accompanied viewings Negotiation of favourable terms  Tenant Referencing Affordability & Employment or Companies House Checks Previous Landlord References Right to Rent Checks Collection and transfer of initial funds  Month's rent plus VAT Minimum fee of £300 +VAT  Minimum fee of £300 +VAT  Month's rent plus VAT Minimum fee of £300 +VAT  Month's rent plus VAT  Minimum fee of £300 +VAT  Month's rent plus VAT  Minimum fee of £300 +VAT  Minimum fee of £300 +VAT  Accompanied viewings  Favour Accompanies House  Companies House  Collection and transfer of initial funds  Companies House				(X)
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- Applicant screening - Virtual Viewings - Accompanied viewings - Negotiation of favourable terms  Tenant Referencing - Affordability & Employment or Companies House Checks - Previous Landlord References - Guarantor References - Right to Rent Checks  Collection and transfer of initial funds  Supply of legal documentation package - Assured Shorthold Tenancy - Guarantor Agreement		Month's rent	Month's rent	month's rent
- Virtual Viewings - Accompanied viewings - Negotiation of favourable terms  Tenant Referencing - Affordability & Employment or Companies House Checks - Previous Landlord References - Guarantor References - Right to Rent Checks  Collection and transfer of initial funds  Supply of legal documentation package - Assured Shorthold Tenancy - Guarantor Agreement	- Online Marketing	plus VAT -	plus VAT -	plus VAT
- Virtual Viewings - Accompanied viewings - Negotiation of favourable terms  Tenant Referencing - Affordability & Semployment or Companies House Checks - Previous Landlord References - Guarantor References - Right to Rent Checks  Collection and transfer of initial funds  Supply of legal documentation package - Assured Shorthold Tenancy - Guarantor Agreement	- Applicant screening	Minimum fee of	Minimum fee of	
- Accompanied viewings - Negotiation of favourable terms  Tenant Referencing - Affordability & Employment or Companies House Checks - Previous Landlord References - Guarantor References - Right to Rent Checks  Collection and transfer of initial funds  Supply of legal documentation package - Assured Shorthold Tenancy - Guarantor Agreement	- Virtual Viewings	£300 +VAT	£300 +VAT	
- Negotiation of favourable terms  Tenant Referencing - Affordability & Employment or Companies House Checks - Previous Landlord References - Guarantor References - Right to Rent Checks  Collection and transfer of initial funds  Supply of legal documentation package - Assured Shorthold Tenancy - Guarantor Agreement	_			
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- Right to Rent Checks  Collection and transfer of initial funds  Supply of legal documentation package - Assured Shorthold Tenancy - Guarantor Agreement	References			
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package - Assured Shorthold Tenancy - Guarantor Agreement	funds			
package - Assured Shorthold Tenancy - Guarantor Agreement				
package - Assured Shorthold Tenancy - Guarantor Agreement	Supply of legal documentation			
- Assured Shorthold Tenancy - Guarantor Agreement				
- Guarantor Agreement	-			
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	- Company Let			

- Commercial Lease			
Electronic signature of documents			
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Amendment of legal documents		£49 + VAT	£49 + VAT
prior to tenancy			
Called the description of a second			
Collection/protection of security			
deposit -Registered service of Prescribed			
Information, deposit certificate &			
leaflet			
Negotiating deductions from		£49 + VAT on an	
deposit		hourly rate	
		-	
Deposit dispute via deposit		£49 + VAT on an	<b>(2)</b>
protection arbitration		hourly rate	0
Completion of statutory	£60 + VAT	£60 + VAT	(x)
declaration			
Documented service of gas safety			
certificate, EPC & latest How to			
Rent Guide			
Additional Key Cutting	£15+VAT plus	£15+VAT plus	£15+VAT plus
3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3	keys	keys	keys
Full check in at property	£50 + VAT for	£50 +VAT for	
- Photographic report	HMO rooms	HMO rooms	
- Tenant welcome pack			
- Meter Readings recorded			
and passed to utility companies			
(where applicable)			
Collection of monthly rent with statement of account			(x)
- Copy sent accountant			
- Copies of all invoices			
Guaranteed rent insurance policy	On Request		
in the event of tenant default until	Additional Cost	(X)	(X)
vacant possession achieved			
Guaranteed eviction insurance	On Request	<b>O</b>	8
policy in the event of tenant	Additional Cost	6	0
default			
Chasing of rental arrears			(x)
Transfer of rental funds			
Transfer of Ferital failus			(X)
Administration of HMRC tax	<del></del>		<u> </u>
deductions for non-NRL Scheme			
landlords			

Service of Section 13 (rent	£60 + VAT		0
increase) notice		<b>S</b>	
Renewal of fixed term contracts	£100 + VAT	£100 + VAT	<b>(2)</b>
(upon landlord request)			<b>(</b>
Deed of surrender and assignment	£100 + VAT	£100 + VAT	(8)
(tenant swap)			<b>(</b>
Resolving breaches of tenancy		$\bigcirc$	$\bigcirc$
(tenant misconduct)			
Service of Section 8 Eviction	£100 plus VAT	£100 plus VAT	$\otimes$
(Warning/Eviction) Notice			
Service of Section 21 Eviction	£100 plus VAT	£100 plus VAT	(X)
Notice			<b>W</b>
Ongoing "Right to Rent" checks			(X)
Use of 24/7 emergency	<b>2</b>	$\bigcirc$	(X)
maintenance line			
Use of our intuitive maintenance		$\bigcirc$	(X)
reporting app			
Reactive maintenance using our		$\bigcirc$	(X)
contractors or your own			
Planned maintenance schedules		$\bigcirc$	(X)
implemented			
Periodic HMO photographic		$\bigcirc$	(X)
inspection reports			
On Site Fire Log Book Keeping		$\bigcirc$	$\bigcirc$
Administration			
On Site Noticeboard Management		N/A	N/A
- Compliance - Licensing			
- Tenant Management			
- Maintenance			
Full check out of tenants		N/A	N/A
<ul><li>Photographic report</li><li>Meter Readings recorded</li></ul>			
(where applicable)			